

City Clerk File No. Ord. 19-017

Agenda No. 3.D 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-017

**TITLE: AN ORDINANCE EXPANDING THE BOUNDARIES OF THE EXCHANGE  
PLACE SPECIAL IMPROVEMENT DISTRICT TO INCLUDE THE  
ENTIRETY OF PAULUS HOOK PARK**

**THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:**

**WHEREAS**, Pursuant to Ordinance 16-176, the Municipal Council of the City of Jersey City authorized the establishment of the Exchange Place Special Improvement District (hereinafter "the District"); and

**WHEREAS**, the District's boundaries currently include the northeast section of Paulus Hook Park (hereinafter "the Park") which is located at the intersection of Washington and Grand Streets and which is designated as Block 14303, Lot 4; and

**WHEREAS**, the Park has four (4) distinct sections, each occupying a corner of the intersection of Washington and Grand Streets; and

**WHEREAS**, the northeast section of the Park is included in the District and the other three sections of the Park, the northwest section, the southwest section and the southeast section, are not currently part of the District; and

**WHEREAS**, on January 23, 2019, the District's management petitioned the City to expand the boundaries of the District to include the entirety of Paulus Hook Park which would require adding the remaining three sections of the Park into the District; and

**WHEREAS**, the District seeks to do this because it wishes to improve and revitalize the Park but it can only do so if the entirety of the Park is contained within the boundaries of the District; and

**WHEREAS**, a map of the proposed expansion is attached hereto as Exhibit "A" and which is also on file in the Office of the City Clerk; and

**WHEREAS**, the District seeks to include Block 14304, Lot 1 (the Park's southeast section), Block 14305, Lot 8 (the Park's southwest section) & Block 14306, Lot 12 (the Park's northwest section) in the District's expanded boundaries; and

**WHEREAS**, this proposed expansion includes no other properties; and

**WHEREAS**, in accordance with N.J.S.A. 40:56-68(b), the Municipal Council finds that (1) the Park would benefit from being included in the District, (2) the District's management corporation would provide administrative and other services which would benefit the Park, and (3) it is in the City's best interest to expand the boundaries of the Exchange Place Special Improvement District to include the entirety of Paulus Hook Park; and

**WHEREAS**, by virtue of the Park being owned by the City, the Park would be expressly exempt from any fee, tax or special assessment which is imposed on all the other properties within the District; and

WHEREAS, in accordance with N.J.S.A. 40:56-71, at least ten (10) days prior to the public hearing on this Ordinance, a copy of this Ordinance and notice of the date, time and place of the hearing shall be mailed to the owners of the lots or parcels of land abutting or directly affected by the expansion of this District.

NOW, THEREFORE BE IT ORDAINED, by the Municipal Council of the City of Jersey City that the boundaries of the Exchange Place Special Improvement District are hereby expanded to include Block 14304, Lot 1, Block 14305, Lot 8 & Block 14306, Lot 12 signifying the entirety of Paulus Hook Park and Chapter 69 (Special Improvement Districts), Article VI (Exchange Place Special Improvement District) be amended to read as follows:

**CHAPTER 69**  
**SPECIAL IMPROVEMENT DISTRICTS**

**ARTICLE VI**  
**Exchange Place Special Improvement District**

**§ 69-68. - Purpose.**

The purposes of this article are to:

- A. Promote economic growth and employment within the expanded Exchange Place business district;
- B. Foster and encourage self-help programs to enhance the local business climate;
- C. Create a self-financing special improvement district to assist in meeting local needs, goals and objectives;
- D. Designate a district management corporation to implement and manage the programs and carry out local needs, goals and objectives;
- E. Impose and collect a special assessment on property and parking lots located within the expanded Exchange Place Business District.

**§ 69-69. - Definitions.**

- A. *Special improvement district* (also referred to as "district") means that area of Exchange Place described by block and lot numbers and street addresses as set forth in Schedule A, as amended by Ordinance 19-017, and a copy of the assessment role dated November 9, 2016 which is on file in the office of the City Clerk, and designated by this article, in which a special assessment on the commercial property within the district (including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, shall be imposed for the purposes of promoting the economic and general welfare of the district and the City. The amount of the special assessment for each property subject to the special assessment shall be equal to the percentage derived by dividing the assessed value of such property as of January 1 of any given calendar year, notwithstanding that the assessment may thereafter change, by the assessed value of all properties subject to the special assessment on January 1 of a given year, notwithstanding that the assessment may thereafter change, multiplied by the total amount of the budget proposed by the district management corporation and approved by the Municipal Council.
- B. *District management corporation* means the Exchange Place Alliance, (also referred to as "Management Corporation") an entity incorporated pursuant to Title 15A of the New Jersey Statutes and designated by this article to receive funds collected by a special assessment within the special improvement district, as authorized by this article and any amendments thereto.

**§ 69-70. - Findings.**

NO CHANE

**§ 69-71. - Creation of district.**

- A. There is hereby created and designated within the City of Jersey City a special improvement district to be known as the Exchange Place Special Improvement District consisting of those properties designated by tax block and lot and street addresses on Schedule A, as amended by Ordinance 19-017, attached hereto and on file in the Office of the City Clerk. The properties within the special improvement district that shall be subject to special assessment for the purposes of promoting the economic and general welfare of the district and the City include all commercial properties (including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, shall be imposed for the purposes of promoting the economic and general welfare of the district and the City. The amount of the special assessment for each property subject to the special assessment shall be equal to the percentage derived by dividing the assessed value of such property as of January 1 of any given calendar year, notwithstanding that the assessment may thereafter change, by the assessed value of all properties subject to the special assessment on January 1 of a given year, notwithstanding that the assessment may thereafter change, multiplied by the total amount of the budget proposed by the district management corporation and approved by the Municipal Council.
- B. All commercial properties within the special improvement district (including multi-tenant residential rental buildings), including without limitation those properties set forth on Schedule B, all private properties; and tax exempt land which contain improvements subject to property tax, are deemed included in the assessing and taxing provisions of this article and are expressly subject to any fee, tax or assessment made for special improvement district purposes.
- C. Only those properties within the special improvement district that are fully tax-exempt or are deemed excluded from the assessing provisions of this article and are expressly exempt from any fee, tax or assessment made for special improvement district purposes.

**§ 69-72. - Appeal of property owner from inclusion in the district.**

NO CHANGE.

**§ 69-72.1. - Assessments.**

NO CHANGE.

**§ 69-73. - Designation of district management corporation.**

NO CHANGE.

**§ 69-74. - Powers of district management corporation.**

NO CHANGE.

**§ 69-75. - By-laws.**

NO CHANGE.

**§ 69-76. - Municipal powers retained.**

NO CHANGE.

**§ 69-77. - Annual budget.**

NO CHANGE.

**§ 69-78. - Fiscal requirements; annual report; audit.**

NO CHANGE.

**§ 69-79. - No limitations of powers.**

NO CHANGE.

**§ 69-80. - Implementation.**

NO CHANGE.

§ 69-81. - Severability.

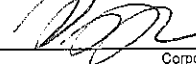
NO CHANGE.

- I. All ordinances and parts of ordinance inconsistent herewith are hereby repealed.
- II. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance and incorporated in the official copies of the Jersey City Code.
- III. This ordinance shall take effect at the time and in the manner as provided by law.
- IV. The City Clerk and the Corporation Counsel be and are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing provisions.

**NOTE:** All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.


JJH 2/21/19

APPROVED AS TO LEGAL FORM

  
\_\_\_\_\_  
Corporation Counsel

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

  
\_\_\_\_\_  
Business Administrator

Certification Required ☐

Not Required ☐

**ORDINANCE FACT SHEET**

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

**Full Title of Ordinance**

**AN ORDINANCE EXPANDING THE BOUNDARIES OF THE EXCHANGE PLACE SPECIAL IMPROVEMENT DISTRICT TO INCLUDE THE ENTIRETY OF PAULUS HOOK PARK**

**Initiator**

<b>Department/Division</b>	Department of Business Administration	Office of the Business Administrator
<b>Name/Title</b>	Brian D. Platt	Business Administrator
<b>Phone/email</b>	201-547-4513	bplatt@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

This Ordinance authorizes the expansion of the Exchange Place SID to include the entirety of Paulus Hook Park. Currently, the boundaries of the SID only contain the northeast quadrant of the Park at the intersection of Grand and Washington Streets.

**I certify that all the facts presented herein are accurate.**



**Brian D. Platt**  
**Business Administrator**

February 21, 2019

**Date**

# EXHIBIT A

# EXCHANGE PLACE SPECIAL IMPROVEMENT DISTRICT PROPOSED EXPANSION MAP (FOUR CORNERS PARK)

Adopted : ORD. 16.176 December 14, 2016

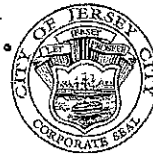
Revised: RES. 17.595 July 19, 2017

PROPOSED EXPANSION: October 19, 2018

MAP NO. 567



# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-017

TITLE: 3.D FEB 27 2019 4.A MAR 27 2019

An ordinance expanding the boundaries of the Exchange Place Special Improvement District to include the entirety of Paulus Hook Park.

RECORD OF COUNCIL VOTE ON INTRODUCTION FEB 27 2019 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING MAR 27 2019 8-0											
Councilperson LAVARRO moved, seconded by Councilperson PRINZ-AREY to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALCER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE MAR 27 2019 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO		✓		ROBINSON	✓			LAVARRO, PRES.	✓		

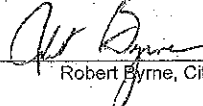
✓ Indicates Vote

N.V.--Not Voting (Abstain)


Adopted on first reading of the Council of Jersey City, N.J. on FEB 27 2019

Adopted on second and final reading after hearing on MAR 27 2019

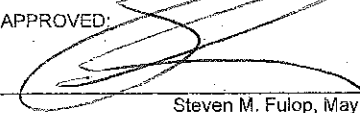
This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on MAR 27 2019

  
Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:   
Rolando R. Lavarro, Jr., Council President

Date MAR 27 2019

APPROVED:   
Steven M. Fulop, Mayor

Date MAR 28 2019

Date to Mayor MAR 28 2019



City Clerk File No. Ord. 19-018

Agenda No. 3.A 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-018

TITLE: **AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY CODE DESIGNATING OAKLAND AVENUE AND JEFFERSON AVENUE AS A MULTI-WAY STOP INTERSECTION**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) of the Jersey City Code is hereby supplemented as follows:

Section 332-9

### SCHEDULE STOP INTERSECTION

The intersections listed below are hereby designated as a stop intersection. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
<u>Oakland Av</u> Jefferson Av	<u>North and South</u> West	<u>Jefferson Av - Multi</u> Oakland Av - <u>Multi</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

4. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

NOTE: All new material to be inserted is underscored.

AV:pcl  
(02.27.19)

APPROVED: [Signature]  
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

[Signature]  
Corporation Counsel

APPROVED: [Signature]  
Municipal Engineer

APPROVED: [Signature]  
Business Administrator

Certification Required ☐  
Not Required ☐

**ORDINANCE FACT SHEET – NON-CONTRACTUAL**

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

**Full Title of Ordinance**

**AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY CODE DESIGNATING OAKLAND AVENUE AND JEFFERSON AVENUE AS A MULTI-WAY STOP INTERSECTION**

**Initiator**

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Andrew Vischio, P.E	Director of Traffic & Transportation
Phone/email	201.547.4419	AVischio@jcnj.org


Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

Designating the intersection of Oakland Avenue and Jefferson Avenue as an all-way stop control will improve traffic safety and operational characteristics at the intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration.

Data collected as part of the analysis included a multi-year crash history assessment, which indicated there are a number of right angle crashes at this intersection.

**I certify that all the facts presented herein are accurate.**

  
\_\_\_\_\_  
Director of Traffic & Transportation

\_\_\_\_\_  
Signature of Department Director

2/28/19  
\_\_\_\_\_  
Date

3/6/19  
\_\_\_\_\_  
Date



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

**CITY OF JERSEY CITY**  
**DEPARTMENT OF ADMINISTRATION**  
**DIVISION OF ENGINEERING, TRAFFIC & TRANSPORTATION**

Municipal Services Complex  
13-15 Linden Avenue East | Jersey City, NJ 07305  
Engineering Desk: 201-547-4411 | Traffic Desk: 201-547-4470



BRIAN D. PLATT  
BUSINESS ADMINISTRATOR

**MEMORANDUM**

**DATE:** February 27, 2019

**TO:** Peter J. Baker, Corporation Counsel  
Brian D. Platt, Business Administrator  
Robert Byrne, City Clerk  
James Shea, Director, Department of Public Safety  
Councilman Boggiano, Ward C

**FROM:** Andrew Vischio, P.E., Director of Traffic & Transportation  
Division of Engineering, Traffic and Transportation

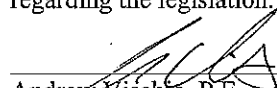
**SUBJECT:** **PROPOSED ORDINANCE – MULTI-WAY STOP INTERSECTION**

Please be advised, this Division has proposed legislation (for the Council's consideration) amending Chapter 332(Vehicles and Traffic) Section 332-9(Stop Intersections) of the Jersey City Traffic Code designating Oakland Avenue and Jefferson Avenue as an all way stop intersection.

Designating these intersections as all-way stop control will improve traffic safety and operational characteristics at each intersection based on a detailed review of traffic conditions and guidance outlined within the Manual on Uniform Traffic Control Devices published by the Federal Highway Administration. Data collected as part of the analysis included a multi-year crash history assessment, which indicated there are a number of right angle crashes at this intersection.

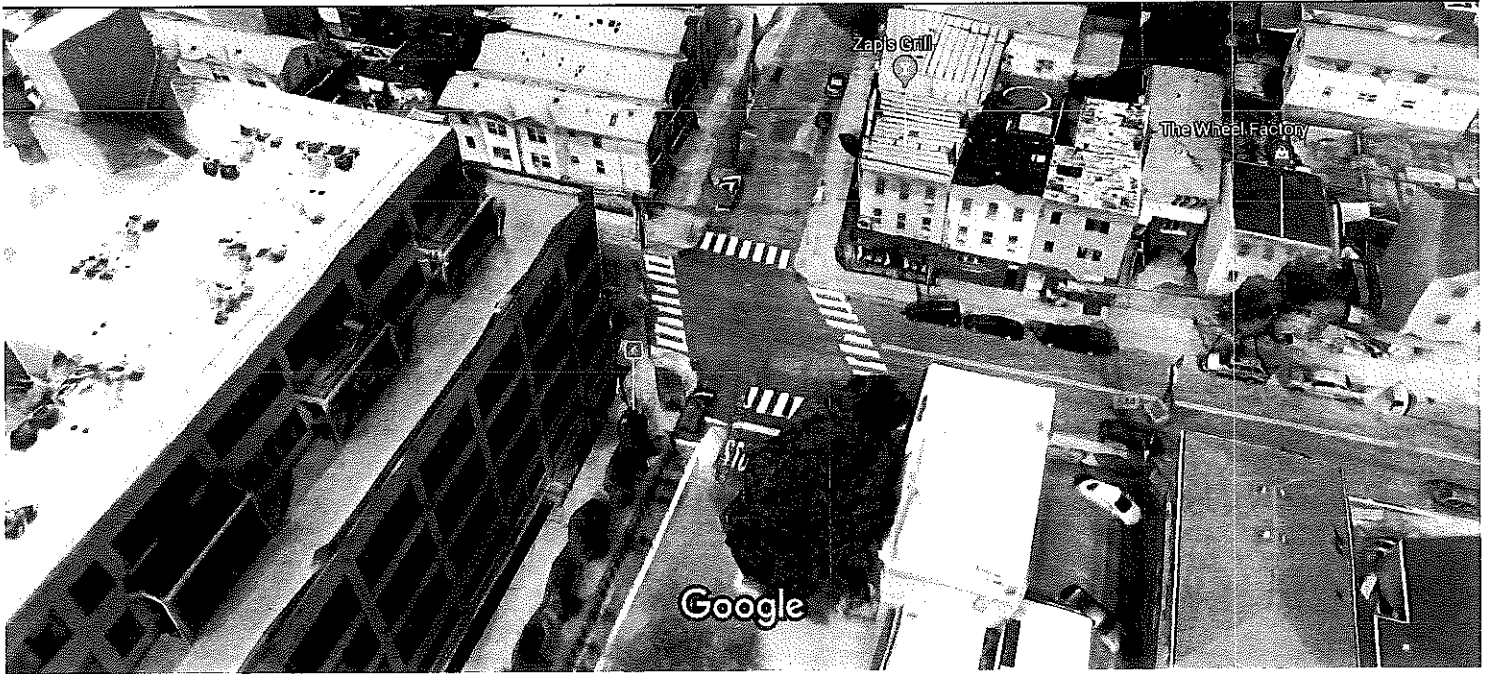
Councilman Boggiano has been advised by Email of the proposed traffic regulation. (copy attached) The recommended amendments should appear on the Agenda for the March 13, 2019 Municipal Council Meeting.

Please feel free to contact Andrew Vischio, P.E., at 201.547.4419 or [AVischio@jcnj.org](mailto:AVischio@jcnj.org) if you have any questions regarding the legislation.

  
Andrew Vischio, P.E.  
Director of Traffic & Transportation

C: Jose R. Cunha, P.E., C.M.E., C.P.W.M., C.R.P., Municipal Engineer  
Jennifer Cato, Assistant Traffic Engineer  
Deputy Chief of Staff Allison Solowsky  
Michael Kelly, Chief of Police  
Joseph Santiago, Commander, North District  
Mary Spinello-Paretti, Director, Division of Enforcement, Dept. of Public Safety  
Council President LaVarro, Jr.      Councilwoman Watterman      Councilman Rivera  
Councilwoman Ridley      Councilwoman Prinz-Arey      Councilman Robinson  
Councilman Yun      Councilman Solomon

## Oakland Ave & Jefferson Ave



Imagery ©2019 Google, Map data ©2019 Google 20 ft

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-018  
TITLE: 3.A MAR 13 2019 4.B

**MAR 27 2019**

An ordinance supplementing Chapter 332 (Vehicles and Traffic)  
Article II (Traffic Regulations) Section 332-9 (Stop Intersections)  
of the Jersey City Code designating Oakland Avenue and  
Jefferson Avenue as multi-way stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION <b>MAR 13 2019 7-0</b>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	ABSENT			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <b>MAR 27 2019 8-0</b>											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>PRINZ AREY</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

## SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE <b>MAR 27 2019 8-0</b>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **MAR 13 2019**

Adopted on second and final reading after hearing on **MAR 27 2019**

This is to certify that the foregoing Ordinance was adopted by  
the Municipal Council at its meeting on **MAR 27 2019**

Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:   
Rolando R. Lavarro, Jr., Council President

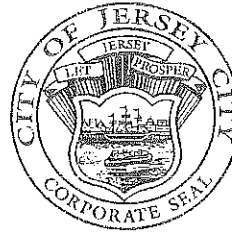
Date **MAR 27 2019**

APPROVED:   
Steven M. Fulop, Mayor

Date **MAR 28 2019**

Date to Mayor **MAR 28 2019**

City Clerk File No. Ord. 19-019  
Agenda No. 3.B 1st Reading  
Agenda No. 4.C 2nd Reading & Final Passage



## ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE  
offered and moved adoption of the following ordinance:

CITY ORDINANCE 19-019

**TITLE: ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ADAPTIVE REUSE DISTRICT AND THE RESIDENTIAL DISTRICT OF THE GARFIELD AVENUE REDEVELOPMENT PLAN**

**WHEREAS**, the Municipal Council of the City of Jersey City adopted the Garfield Avenue Redevelopment Plan in May of 2015; and

**WHEREAS**, the amendments proposed herein to the Garfield Avenue Redevelopment Plan are limited to the Adaptive Reuse District's permitted uses and accessory uses, and the Residential District's permitted uses and landscaping standards; and

**WHEREAS**, the Planning Board of Jersey City, at its meeting of January 15, 2019, reviewed amendments; and

**WHEREAS**, the Planning Board determined a paint spray booth for a furniture artisan shall be permitted as a use in the Adaptive Reuse Zone and an auto sales and repair use be permitted in the Residential Use Zone; and

**WHEREAS**, the Planning Board determined the amendments proposed required a condition to specify that automobile spray booths are not permitted under this section; and

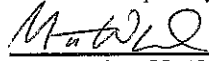
**WHEREAS**, the Planning Board determined the amendments proposed herein effectuates the objectives of the Garfield Avenue Redevelopment Plan; and

**WHEREAS**, the Planning Board recommended to the Municipal Council that the proposed amendments to the Garfield Avenue Redevelopment Plan be adopted; and

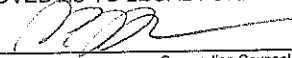
**NOW, THEREFORE, BE IT ORDAINED** by the Municipal Council of the City of Jersey City that the proposed amendments with a condition to the Garfield Avenue Redevelopment Plan, attached hereto, as recommended by the Jersey City Planning Board on January 15, 2019, be, and hereby is, adopted.

**BE IT FURTHER ORDAINED THAT:**

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner as provided by law.
- D. The City Clerk and the Corporation Council be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
- E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S. 40:49-2.1.

  
MATT WARD (ACTING)  
Tanya Marione, PP, AICP  
Director, Division of City Planning

APPROVED AS TO LEGAL FORM

  
Corporation Counsel

APPROVED: 

APPROVED: \_\_\_\_\_  
Business Administrator

Certification Required ☐  
Not Required ☐

**ORDINANCE FACT SHEET**

This summary sheet is to be attached to the front of any Ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the Ordinance.

**Full Title of Ordinance****ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY ADOPTING AMENDMENTS TO THE ADAPTIVE REUSE DISTRICT AND THE RESIDENTIAL DISTRICT OF THE GARFIELD AVENUE REDEVELOPMENT PLAN REGARDING PERMITTED USES****Initiator**

Department/Division	HEDC	City Planning
Name/Title	Tanya Marione, PP, AICP	Director
	Cameron Black, AICP	Senior Planner
Phone/email	201-547-5010	tanyam@jcnj.org / cblack@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

**Ordinance Purpose**

Please be advised that on January 15, 2019, at the Regular Meeting of the Planning Board of the City of Jersey City the Board reviewed and commented on the proposed ordinance listed above. The purpose of the amendments to the Redevelopment Plan is to expand the list of permitted principal uses in the Garfield Avenue Redevelopment Plan. In the Adaptive Reuse District of the plan these amendments list and define paint spray booth as a permitted principal use and further specifies that automobile spray booths be not permitted under this section. In the Residential district these amendments adds auto sales and repair uses, which is already a pre-existing use in that district. These amendments will permit the growth of employment opportunities in this area.

At their meeting, the Planning Board discussed, were provided the opportunity to ask questions and reviewed the amendment and its conformance to the Master Plan. Many members of the public came out in support. After public comments, the Board voted unanimously to recommend to the Council that this ordinance amending the Garfield Avenue Redevelopment Plan be adopted.

Community meetings with the GRACO neighborhood association were conducted prior to the planning board meeting.

No other changes. A NW Financial report was deemed unnecessary.

I certify that all the facts presented herein are accurate.

 (ACTING)  
MATT WARD  
Signature of Division Director

2/19/2019  
Date

  
Signature of Department Director

2.25.19  
Date

Summary Sheet:

**ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY  
CITY ADOPTING AMENDMENTS TO THE GARFIELD AVENUE  
REDEVELOPMENT PLAN REGARDING PERMITTED USES**

The purpose of the amendments to the Ordinance is to codify and permit a use at 15 Wilkinson Avenue, Block 23701, Lot 6, which include a paint spray booth for a furniture artisan with the condition that spray painting for automobiles be strictly prohibited. Petitioned by 15 Wilkinson, LLC. Also, to codify to permit the existing auto sales and repair uses on 676-694 Garfield Avenue, Block 23704, Lots 1,2, and 3. Petitioned by J.M. Garfield, LLC. Other standards in the zone were cleaned up and clarified as part of this amendment.



# **Garfield Avenue Redevelopment Plan Amendments**

Text to added is bold italics like *This*

Text added as a floor amendment by Planning Board is bold italics underlined like *This*

## **A. Adaptive Reuse District**

### **1. Permitted Uses**

a thru l. .... NO CHANGES

***m. Warehousing***

***n. Industrial***

***o. Light Industrial***

***p. Manufacturing, which shall include ventilated spray/painting booths, shall include commissary kitchens.***

***q. Combinations of the above, except that a residential use may not be mixed with an industrial use.***

### **2. Accessory Uses - NO CHANGES**

### **3. Area, Yard, and Bulk Requirements**

a. The adaptive re-use of these properties shall exempt the area, yard and bulk requirements, provided that the coverage ***existing at the time of the adoption of this redevelopment plan*** is not increased by more than ***10%***.

b. Height - vertical additions are permitted, provided that the height is not increased by more than two stories ***and twenty-five (25) feet above the existing building.*** Vertical additions must be set back from the ***street facing facades a minimum of twenty (20) feet.***

### **4. Parking**

a. Parking shall be provided to the greatest extent practicable considering the constraints of each site and prioritizing the preservation of the existing structures. The Board shall consider each application and determine if the parking proposed is appropriate. ***Surface parking is permitted. The applicant may also convert a portion of the existing building into a parking garage.***

### **5. Not Permitted Uses**

***a. Automobile spray painting/painting***

## **B. Residential District**

### **1. Permitted Uses**

a. Multi-family Residential

**b. All existing uses within the Residential District at the time of the adoption of this plan shall be permitted. The existing uses within the Residential District include auto sales and automotive services on Lots 1, 2, 3, 4, 5 and 6 in tax Block 23704; and automotive services and sales on Lots 7, 8, 9 and 10 in tax Block 23704. In the event any of these uses are abandoned, then the use shall no longer be a permitted use in this district.**

2. Accessory Uses - customarily associated with, subordinate and incidental to the principal use, and located on the same lot:

- a. Off-street Parking
- b. Fences and walls
- c. Home Occupations
- d. Signs
- e. Recreation rooms, exercise rooms, resident meeting rooms, roof top recreation areas, and other similar rooms and facilities for the use of the building residents.

**f. Office use in the existing structures located on Lots 1, 2, 3 and 4 in tax Block 23704 accessory to the pre-existing uses at the time of the adoption of this redevelopment plan.**

3. Area, Yard and Bulk Requirements.

a. All existing lots at the time of adoption of this plan are conforming but may not be reduced in size. The creation of flag lots shall be prohibited.

b thru j . ..... NO CHANGES

**k. The area, yard and bulk requirements for any accessory office use shall be regulated by the existing structures. These area, yard and bulk requirements may be exceeded subject to the review and approval of the Planning Board.**

4. Parking Standards:

a. Minimum of 1 off-street parking space per dwelling unit.

b thru e. .... NO CHANGES

**f. Auto sales: One space per one hundred (100) square feet of showroom floor area plus one space for each one thousand (1,000) square feet of gross floor area other than showroom area.**

5. Bonus Provisions - NO CHANGES

6. Landscaping

**a. All site plan application shall comply with the Jersey City Forestry Standards.**

**b. All site plans including Lots 1, 2 and 3 in tax Block 23704 shall provide for landscaped screening at the rear of Lots 1, 2 and 3.**

**c. All site plans including Lots 1, 2 and 3 in tax Block 23704 shall provide for a trench drain, or similar drain acceptable to the Jersey City Engineering Department, along the frontage of the Lots 1, 2 and 3.**

**C. Signage**

**a. Each commercial building frontage on a public street is allowed one (1) exterior building mounted sign for each 150 feet of street frontage, or part thereof, with each sign not to exceed 30 square feet.**

**b. Signage for apartment buildings is limited to a Nameplate or awing identification, but to exceed two (2) square feet.**

**c. All signs shall be attached to the first floor level of the building only.**

**d. All wall signs shall be flush mounted.**

**e. All blade signs shall project no more than 30 inches from the façade and the bottom of the sign must be a minimum of 9 feet above the sidewalk. All blade signs are subject to the review and approval of the Planning Board.**

**f. Window signs (other than lettering and logos as specifically permitted) shall be prohibited. Lettering or logos shall be limited to decorative metal leaf, flat black or etched / frosted glass style lettering and shall be limited to the name of the business occupying the commercial space / storefront and shall cover no more than twenty (20%) of the window area.**

**g. Permitted signage material includes:**

**a) Painted wood.**

**b) Painted metals including aluminum and steel.**

**c) Brushed finished aluminum, stainless steel, brass, copper, or bronze.**

**d) Carved wood or wood substitute.**

**e) Channel letters.**

**h. Permitted lettering material includes:**

**a) Lettering forms applied to the surface of the sign.**

**b) Single colored lettering forms applied to the surface of the sign.**

**c) Metallic solid body letters with or without returns.**

**d) Painted acrylic or metal letter.**

**e) Vinyl lettering attached permanently to a wood, wood substitute or metal signboard.**

*i. Signs may be lit from backlit halo and up-lights.*

*j. Storefront windows shall not be blocked by any interior display case or other form of barrier. Pedestrians on the street shall have the ability to see into the shop and view the activity within.*

*k. Signs may include the name of the store only. Building address, phone number, operating hours and other additional information may be stenciled on the door.*

**D. Fencing**

*Use of chain link fencing, razor wire, barbed wire, or other similar security devices is expressly prohibited. Chain linked fencing may be temporality utilized during construction only.*

*5) Security Gates: All front security gates shall be completely composed of the open mesh type, except for two feet at the bottom of the gate which may be solid. Storage boxes for all security gates shall be mounted on the interior of the building. Gate tracks shall be recessed into the glazing reveal and the gate housing shall be flush with the plane of the storefront. No storage box, tracks or mechanical devices related to the gates may project from the plane of the storefront.*

# Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 19-019  
TITLE: 3.B MAR 13 2019 4.C MAR 27 2019

Ordinance of the Municipal Council of the City of Jersey  
City adopting amendments to the Adaptive Reuse District  
and the Residential District of the Garfield Avenue  
Redevelopment Plan.

RECORD OF COUNCIL VOTE ON INTRODUCTION <span style="float: right;">MAR 13 2019 7-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	ABSENT			RIVERA	✓		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	ABSENT			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING <span style="float: right;">MAR 27 2019 8-0</span>											
Councilperson <u>ROBINSON</u> moved, seconded by Councilperson <u>LAVARRO</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

JASON BURG  
CHARLES HARRINGTON SPEAKERS:  
LAVERN WASHINGTON

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____				& adopted							
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY				YUN				RIVERA			
PRINZ-AREY				SOLOMON				WATTERMANN			
BOGGIANO				ROBINSON				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE <span style="float: right;">MAR 27 2019 8-0</span>											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
RIDLEY	✓			YUN	✓			RIVERA	ABSENT		
PRINZ-AREY	✓			SOLOMON	✓			WATTERMANN	✓		
BOGGIANO	✓			ROBINSON	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V. - Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAR 13 2019  
Adopted on second and final reading after hearing on MAR 27 2019

This is to certify that the foregoing Ordinance was adopted by  
the Municipal Council at its meeting on MAR 27 2019

Robert Byrne  
Robert Byrne, City Clerk

\*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

MAR 27 2019

APPROVED:

Steven M. Fulop, Mayor

Date

MAR 28 2019

Date to Mayor

MAR 28 2019